

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Debbie Jean Bass, Individually and Debbie Jean Bass as Personal Representative of and The Estate of Rodger D. Bass, Jr. Probate Case # PR2002-000470, Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edwin B. Lumpkin Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

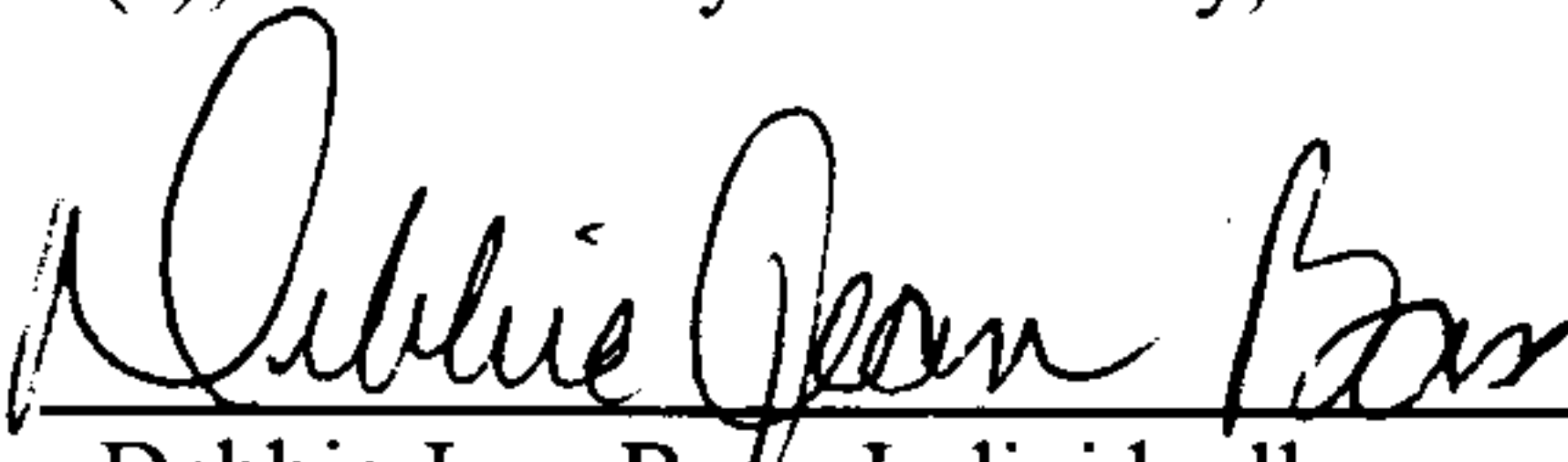
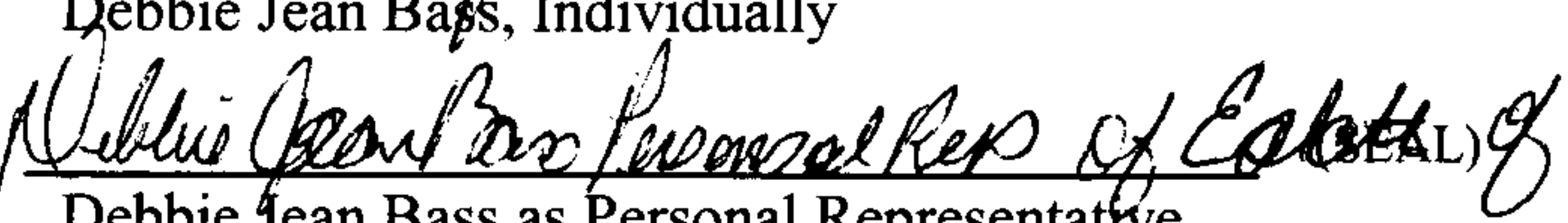

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of February, 2013.

_____	(SEAL)		_____	(SEAL)
		Debbie Jean Bass, Individually		
_____	(SEAL)		_____	(SEAL)
		Debbie Jean Bass as Personal Representative of The Estate of Rodger D. Bass, Jr. Probate Case # PR2002-000470, Shelby County, Alabama		
_____	(SEAL)		_____	(SEAL)
			_____	(SEAL)

STATE OF ALABAMA

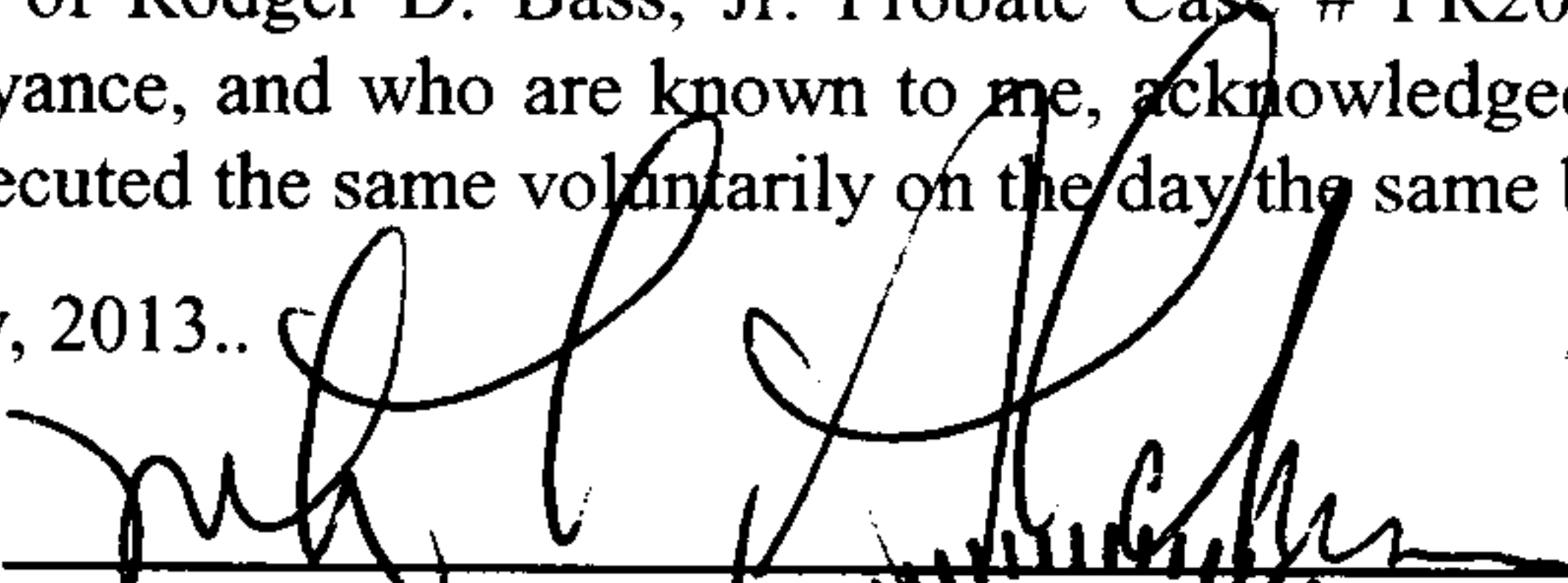
} General Acknowledgment

COUNTY SHELBY


I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Debbie Jean Bass, Individually and Debbie Jean Bass as Personal Representative of and The Estate of Rodger D. Bass, Jr. Probate Case # PR2002-000470, Shelby County, Alabama whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2013..

My Commission Expires: 10-4-16



Notary Public


20130218000067660 1/3 \$243.00
Shelby Cnty Judge of Probate, AL
02/18/2013 10:41:45 AM FILED/CERT

Shelby County, AL 02/18/2013
State of Alabama
Deed Tax: \$225.00

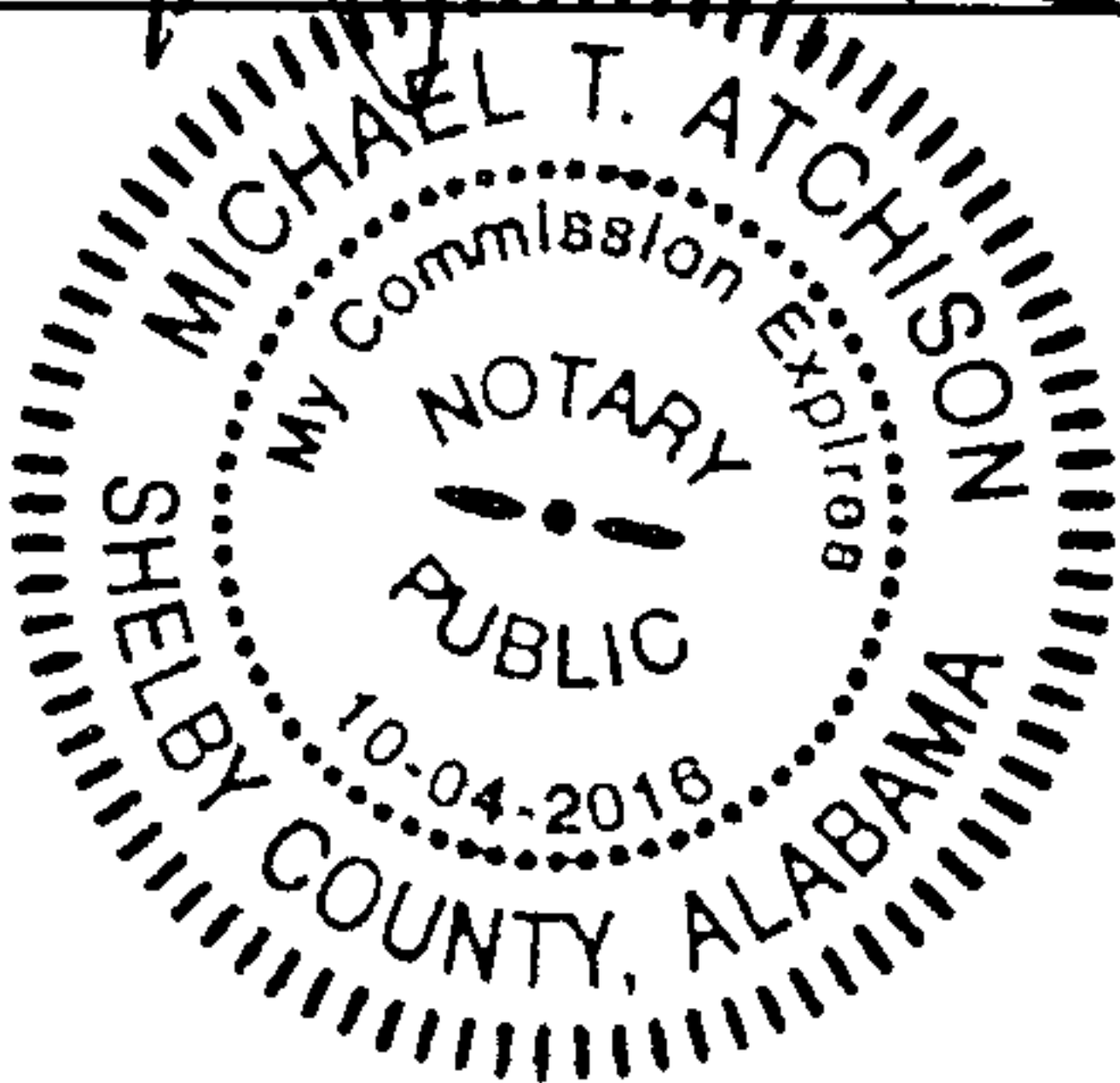


EXHIBIT A

PARCEL I:

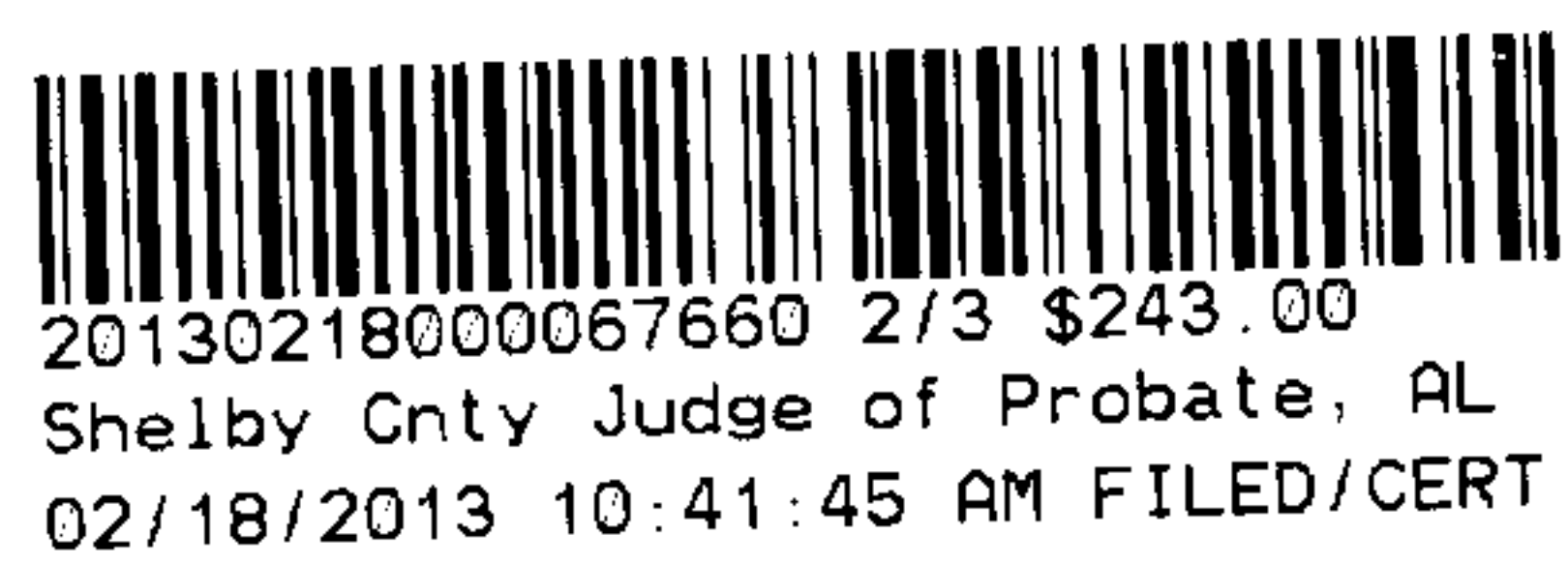
Part of the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said ¼-1/4 section run in a southerly direction along the East line of said ¼-1/4 section for a distance of 469.3 feet to its intersection with the northwest right of way line of U.S. Highway No. 31; thence turn an angle to the right of 27 degrees 24 minutes and run in a southwesterly direction along said right of way line of U.S. Highway No. 31 for a distance of 514.00 feet, more or less, to the northeast corner of that certain parcel of land conveyed to Kenneth M. and Inez E. Nason in Book 322, Page 272, said point also being the southeast corner of the Loisanne P. Jackson property; thence turn an angle to the right of 90 degrees 00 minutes and run in a northwesterly direction along the North line of the Kenneth M. and Inez E. Nason property for a distance of 180.0 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 23 minutes and run in a northeasterly direction for a distance of 177.60 feet, more or less, to an existing iron pine being on the southwest right of way line of Chandalar Drive; thence turn an angle to the right of 164 degrees 03 minutes 02 seconds and run in a southwesterly direction along the northwest line of the Loisanne P. Jackson property for a distance of 181.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said ¼-1/4 section; thence in a southerly direction along the East line of said ¼-1/4 section a distance of 469.3 feet to the intersection of the northwest right of way line of U.S. highway No. 31; thence 27 degrees 24 minutes right in a southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 degrees right in a northwesterly direction a distance of 180.0 feet; thence 77 degrees 18 minutes 39 seconds right in a northerly direction a distance of 181.99 feet; thence 122 degrees 27 minutes 21 seconds right and being tangent to a curve to the left, said curve having a central angle of 19 degrees 46 minutes and a radius of 230.57 feet; thence along arc of said curve in a southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 degrees 19 minutes 22 seconds and a radius of 164.0 feet; thence along arc of said curve in a southeasterly direction a distance of 164.0 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 degrees 40 minutes 38 seconds and a radius of 25.0 feet; thence along arc of said curve in a southerly direction a distance of 14.26 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Debbie Bass
Mailing Address P.O. Box 642
Shelby AL 35243

Grantee's Name Edwin B Lumpkin Jr.
Mailing Address 180 Melba Parkway
Pelham, Ala 35124

Property Address 2700 Pelham Pkway
Pelham AL 35124

Date of Sale 2-15-13
Total Purchase Price \$ 225,000.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____

Unattested
(verified by)

Print Debbie Bass
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20130218000067660 3/3 \$243.00
Shelby Cnty Judge of Probate, AL
02/18/2013 10:41:45 AM FILED/CERT